

3 Two Gates, Slaithwaite, HD7 5UG

Underpinning,

As per the structural report we have no option unfortunately but to deconstruct and reconstruct the front and gable walls of the house. The rear elevation of the main house is also lacking a acceptable footing and has shown signs of distortion and movement as a result of the gable wall moving. This will also be treated in the same way as the gable and front elevation.

We have taken advice from our structural engineer as well as two reputable foundation companies who are experts in this field. Every measure has been taken to try and avoid having to rebuild the walls.

Preservation

As per the structural report we will be numbering courses/lintels & mullions. These will be taken down by hand and stored on pallets safely at the property and covered until ready to be re-installed. All existing lines and levels will also be recorded and an accurate survey of all levels, courses and locations will be adopted prior to works starting.

Accurate architectural drawings have been made to allow us to replicate exact window positions and we will also be measuring the courses of stonework.

Any items that perish in the process of rebuilding matching reclaimed items will be used.

Demolition

All areas suffering structural damage will be firstly made safe (most areas are now safe due to structural scaffolding) then carefully dismantled by hand carefully stored as per preservation details above.

Firstly, the roof will be part stripped back on the front gable site and temporary coverings & gutter system will be installed. Course by course the front and gable wall will be dismantled saving all stone securely in a locked storage container on site. All stone will be locked and stored securely.

Re-build

Once demolition has taken place, a traditional strip foundation will be installed with internal blockwork, insulated cavity and existing stonework to the external.

Accent Building control will be inspecting and overseeing the works so all works will be in accordance with building control.

Any items that perish in the process of rebuilding matching reclaimed items will be used.

Roof Structure

We plan to inspect the roof properly once we have re-constructed the main structural walls. The reason for this being that once the walls are reconstructed this will enable the removal of the structural scaffolding. Allowing safe access to inspect the roof timbers and access the amount of repair required. This ultimately will be a step by step process.

It is from the current state of the roof that the movement in the gable has caused the roof to twist. Once we have a safe environment to work in we will gain access to the roof timbers and carry out a full survey.